

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

28/28-30 Mitcham Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$570,000

### Median sale price

Median price \$851,000

Property Type Unit

Suburb Donvale

Period - From 01/01/2024

to 31/03/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	27/28-30 Mitcham Rd DONVALE 3111	\$570,000	07/03/2024
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/05/2024 15:11



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**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$570,000  
**Median Unit Price**  
March quarter 2024: \$851,000

## Comparable Properties



**27/28-30 Mitcham Rd DONVALE 3111 (REI)**   Agent Comments

 2    1    1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.